

## **ELEMENT 9**

### **PUBLIC SCHOOL FACILITIES ELEMENT**

#### **Goal 9.1 COORDINATE AND MAINTAIN HIGH QUALITY EDUCATION SYSTEM**

**Collaborate and coordinate with the School Board of Sumter County (School Board) to ensure high quality public school facilities which meet the needs of Sumter County's existing and future population.**

##### **Objective 9.1.1 Coordination and Consistency**

**The County and Cities shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the County and Cities' comprehensive plan and public school facilities programs, such as:**

- 1. Greater efficiency for the School Board, the County and Cities by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;**
- 2. Improved student access and safety by coordinating the construction of new and expanded schools with road, sidewalk, bicycle paths, turn lanes and signalization construction programs;**
- 3. The location and design of schools with parks, ball fields, and other community facilities such as libraries or community centers to take advantage of shared use opportunities; and,**
- 4. The expansion and rehabilitation of existing schools so as to support neighborhoods. If the level of service is exceeded causing a capacity deficiency the School Board shall explore expansion and rehabilitation of the existing facility prior to constructing a new facility.**

Policy 9.1.1.1 Manage the timing of new development to coordinate with adequate school capacity. Where capacity will not be available to serve students generated by the property seeking a change, the County may use the lack of school capacity as a basis for denial of petitions for final subdivisions or site plans for residential development, if no school capacity exists and no proportionate share mitigation options have been agreed to by the School Board.

Policy 9.1.1.2 In cooperation with the School Board and Cities (Bushnell, Center Hill, Coleman, Webster and Wildwood), Sumter County will implement the Interlocal Agreement for Public School Facility Planning for the County of Sumter, Florida between Sumter County, all legislative bodies of the municipalities, as required by Section 1013.33, Florida Statutes, includes procedures for:

1. Joint meetings;
2. Student enrollment and population projections;
3. Coordinating and sharing of information;
4. School site analysis;
5. Supporting infrastructure;
6. Comprehensive plan amendments, rezonings, and development approvals;
7. Education Plan Survey and Five-Year District Facilities Work program;
8. Co-location and shared use;

9. Oversight process; and,
10. Resolution of Disputes.

Policy 9.1.1.3 The County shall include a representative of the school district, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

**Objective 9.1.2 Enhance Community Design**

**Utilize the Future Land Use Map, map series, and necessary capital improvement projects as the relevant justification to enhance community/neighborhood design through effective school facility design and siting standards. Encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses.**

Policy 9.1.2.1 Sumter County will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the County Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning.

Policy 9.1.2.2 Consistent with Policy 7.1.3.1 of the Sumter County Future Land Use Element, future schools shall be permitted in:

- a. All Residential Land Uses;
- b. Public, Institutional, Educational;
- c. Agriculture, if within one mile of an Urban development area;
- d. Any land use category except Conservation where the proposed site is contiguous to existing public schools or public facilities.

Consistent with Policy 7.1.3.2 of the Sumter County Future Land Use Element, new public schools shall be encouraged to be located, to the extent possible, based on the following criteria:

- a. Within one mile of residential areas, particularly for elementary schools.
- b. Within one half mile of existing or planned public facilities, such as parks, libraries and community centers.
- c. Location of middle (junior) and primary (elementary) schools along local or collector streets. (Safety)
- d. Location of senior high schools near arterial streets. (Accessibility)
- e. Avoidance of school siting in environmentally sensitive areas.
- f. Avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of the students or decrease the effective provision of education.
- g. Avoidance of school siting in any area where the proposed school facility would be incompatible with surrounding land uses.
- h. Location on lands contiguous to existing school sites.

Consistent with Section 163.3177, Florida Statutes, the County will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools.

Policy 9.1.2.3 All public schools shall provide bicycle and pedestrian access consistent with Florida Statutes. Bicycle access to public schools should be incorporated in a countywide bicycle plan.

Policy 9.1.2.4 Sumter County will have the lead responsibility for providing sidewalks along the frontage of preexisting development within the two mile distance, in order to ensure continuous pedestrian access to public schools. Priority will be given to cases of hazardous walking conditions pursuant to Chapter 1006.23, Florida Statutes. Specific provisions for constructing such facilities

will be included in the Capital Budget adopted each fiscal year.

Policy 9.1.2.5 The County and School Board will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

Policy 9.1.2.6 The County and School Board will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students.

Policy 9.1.2.7 The County shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the County's comprehensive plan and public school facilities programs, such as a greater efficiency for the School Board and the County by the placement of schools to take advantage of existing and planned roads, water, sewer and drainage.

#### **Objective 9.1.3 Sustainable Design**

**Encourage sustainable design and development for educational facilities focusing on the coordination between the County, Cities, and School Board concerning co-location, shared use, energy efficient methods, rehabilitations, expansions, and potential emergency shelters.**

Policy 9.1.3.1 Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and County and Cities facilities with similar facility needs, according to the Interlocal Agreement for Public School Facility Planning for the County of Sumter, Florida, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Policy 9.1.3.2 Encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.

Policy 9.1.3.3 Sumter County will continue to coordinate with the School District on efforts to build new school facilities, and facility rehabilitation and expansions, to be designed to serve as and provide emergency shelters as required by Section 163.3177, Florida Statutes. Sumter County will continue to fulfill the requirements of Section 1013.372, Florida Statutes, such that appropriate new educational facilities will serve as public shelters for emergency management and preparedness purposes.

#### **Objective 9.1.4 Land Use Consideration**

**Sumter County will coordinate petitions for changes to future land use, zoning, subdivision and site plans for residential development. This will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County's authority for land use, including the authority to approve or deny petitions or comprehensive plan amendments, re-zonings or final subdivision and site plans that generate students and impact the Sumter County school system. Sumter County will manage the timing of comprehensive plan amendments and other land use decisions to coordinate with adequate school capacity.**

Policy 9.1.4.1 Consider School Board comments and findings on the availability of adequate school capacity when considering comprehensive plan amendment and other land use decisions as provided for in Section 163.3177(6)(a), Florida Statutes.

Policy 9.1.4.2 In reviewing petitions for future land use, rezoning, or final subdivision and site plans for residential development, which may affect student enrollment or school facilities, the County and Cities will consider the following issues:

1. Providing school sites and facilities within planned neighborhoods;
2. Insuring the compatibility of land uses adjacent to existing schools and reserved

school sites;

3. The co-location of parks, recreation and community facilities with school sites;
4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
5. Insuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;
6. Providing off-site signalization, signage, access improvements and sidewalks to serve all schools;
7. The inclusion of school bus stops and turnarounds in new developments;
8. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
9. School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions;
10. Available school capacity or planned improvements to increase school capacity; and,
11. Whether the proposed location is consistent with school design and planning policies.

#### **Objective 9.1.5 Implement School Concurrency**

**Manage the timing of residential site plan, development order, development permit (or the final approval/permit that allows the infrastructure improvements to commence) to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency. Level of Service (LOS) standard shall be adopted in order to endure that there is sufficient school capacity to support student growth for each year of the five-year planning period and for the long term planning horizon.**

Policy 9.1.5.1 Sumter County and the School Board shall adhere to the “Sumter County Interlocal Agreement for School Facilities Planning and Siting”, as required by Section 1013.33, Florida Statutes, which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation. Consistent with the Interlocal Agreement, the School Board and the County agree to the following standards for school concurrency in Sumter County:

The uniform methodology for determining if a particular school is overcapacity shall be determined by the School Board and adopted into the County’s Comprehensive Plan. The School Board hereby selects Department of Education permanent capacity as the uniform methodology to determine the capacity of each school. The Level of Service standard shall be 90% of Permanent FISH Capacity for schools other than Special Purpose Schools and School in the Workplace Charter Schools. Special Purpose and School in the Workplace Charter Schools are not counted as schools with capacity for school concurrency purposes.

1. **Level of Service Standard:** Consistent with the Interlocal Agreement, the uniform, district-wide level-of service standards are initially set as follows, and are hereby adopted in the County’s Public School Facilities Elements and Capital Improvements Element:

<b>DISTRICT-WIDE</b>	
<b>TYPE OF SCHOOL</b>	<b>LEVEL OF SERVICE</b>
Special Purpose	100% of DOE student enrollment
School-in-the-Workplace Charter	100% of DOE charter
<b>BY PLANNING AREA</b>	
<b>TYPE OF SCHOOL</b>	<b>LEVEL OF SERVICE</b>
Elementary	90% of DOE permanent capacity
Middle	90% of DOE permanent capacity
K-8	90% of DOE permanent capacity
K-12	90% of DOE permanent capacity
6-12	90% of DOE permanent capacity
High	90% of DOE permanent capacity
Special purpose	100% of DOE student enrollment
School-in-the-Workplace Charter	100% of DOE charter

Potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 15 of each year. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plans. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained each year over the five years of the Capital Facilities Plan. If the impact of the project will not be felt until years 2 or 3 of the Five Year Plan, then any relevant programmed improvements in those years shall be considered available capacity for the project and factored into the level of service analysis. If the impact of the project will not be felt until years 4 or 5 of the Five Year Plan, then any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvement is assured, through School Board funding, the proportionate share mitigation process, or some other means.

2. **Concurrency Service Areas:** The concurrency service areas shall be the current attendance zones, as shown in the Interlocal Agreement. Potential amendments to the concurrency service areas shall be considered annually at the staff working group meeting to take place each year no later than April 15. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to this Interlocal Agreement by all parties. The amended concurrency service area shall not be effective until the amended Interlocal Agreement is fully executed. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible and can be achieved and maintained each year over the five years of the Capital Facilities Plan. Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors such as change in the use of facilities. Concurrency service areas shall be designed and have the boundaries modified so that the adopted level of service will be able to be achieved and maintained each year over the five years of the capital facilities plan, and so that

the five year capital facilities plan is financially feasible.

3. **Student Generation Rates:** Consistent with the Interlocal Agreement, the School Board staff, working with the County staff and Municipal staffs, will develop and apply student generation multipliers for residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be updated at least every two years and shall be adopted into the County and Cities comprehensive plan. The school enrollment projections will be included in the tentative district educational facilities plan provided to the County and Cities each year as specified in subsection 3.1 of the Interlocal Agreement.
4. **School Capacity and Enrollment:** The County shall amend the concurrency management system in its land development regulations to require that all new residential units be reviewed for school concurrency at the time of final subdivision or site plan. The County shall not deny a final subdivision or site plan for residential development due to a failure to achieve and maintain the adopted level of service for public school capacity where:
  - a) Adequate school facilities will be in place or under actual construction within three years after the issuance of the final subdivision or site plan within the CSA of the project site or in one or more contiguous CSA's; or,
  - b) The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final subdivision or site plan (or functional equivalent) as provided in the Interlocal Agreement. The amount of mitigation required shall be determined by the Department of Education's most current cost per student station applicable to Sumter County. Options shall include the following: (i) School construction, (ii) Contribution of land, (iii) Expansion of existing permanent school facilities to the expansion being less than or equal to the level of service set for a new school of the same category, (iv) Payment for construction and/or land acquisition, (v) Establish a Charter School with facilities constructed in accordance with State Requirements for Educational Facilities (SREF), (vi) Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only to developments within the same concurrency service area or an adjacent concurrency service area. Mitigation shall be directed to projects on the School Board's Five-Year Capital Facilities Plan satisfying the demand created by that development approval.

Policy 9.1.5.2 Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service for public school capacity shall include the following:

1. Contribution of, or payment for, acquisition of new or expanded school sites;
2. Construction or expansion of permanent school facilities;
3. Mitigation banking; and,
4. Educational Facility Benefit Districts.

Mitigation shall be directed to projects on the School Board's Five-Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the County, and the

applicant executed prior to the issuance of the final subdivision, site plan or functional equivalent. If the school agrees to the mitigation, the school board must commit in the agreement to placing the improvement required for mitigation on its Five-Year Capital Facilities Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.

Policy 9.1.5.3 The amount of mitigation required shall be determined by estimating the students generated by the development using the student generation rates applicable to a particular type of development and the local costs per student station applicable to Sumter County, in addition to any land costs for new or expanded school sites, if applicable.

**Objective 9.1.6: Intergovernmental Coordination**

**Sumter County shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.**

**On an ongoing basis, Sumter County shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan and programs and their effects on the comprehensive plans developed for the adjacent local governments, school board, and other units of local government providing services but not having regulatory authority over use of land and the State, by an annual county-wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional and state agencies, as needed.**

Policy 9.1.6.1 On an annual basis, Sumter County shall ask the School Board to provide information from their five year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the county, each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs.

**CALENDAR OF KEY ANNUAL DEADLINES**

<b>February 1</b>	Cities' and County's Growth Reports Provided to School Board
<b>April 15</b>	Staff working group meeting re enrollment projections and any proposed amendments to the school-related elements of the comprehensive plan provisions and to review monitoring and evaluation of school concurrency report
<b>June 30</b>	School Board provides Tentative Educational Facilities Plan to County and Cities for review
<b>July 30</b>	Cities and County provide School Board with comments, if any, on Tentative Educational Facilities Plan
<b>September 1</b>	School Board's adoption of Educational Facilities Plan
<b>September 1</b>	Update of Five-Year Capital Facilities Plan adopted into Cities' and County's comprehensive plans

**Objective 9.1.7 Funding**

**Investigate the possible use of school impact fees as a way to realize the cost of new development and its impact on land use in regards to the local school system service provision.**

Policy 9.1.7.1 Make decision regarding the use and amount (if applicable) of school impact fees.

**Objective 9.1.8 Monitoring and Evaluation**

**Sumter County and the School Board shall strive to continually monitor, evaluate, and amend the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.**

Policy 9.1.8.1 Sumter County and the Sumter County School Board will coordinate during updates or amendments to the Sumter County Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.

Policy 9.1.8.2 The School Board, in coordination with the County and Municipalities, shall annually update the School Board's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained each year during the five year planning period. The School Board, County, and Municipalities shall coordinate the adoption of annual plan amendments adding a new fifth year, updating that financially feasible public schools capital facilities program, coordinating the program with the 5-Year district facilities work plan, the plans for the municipalities and County, as necessary, updates to the concurrency service area map. The annual plan amendments shall continue to be financially feasible and the level of service standards will continue to be achieved and maintained.

**Future Conditions Maps**

Consistent with Section 163.3177(12)(g), Florida Statutes, the Public School Facilities Element shall include future conditions maps showing existing and anticipated schools over the five-year and long-term planning periods. The maps of necessity may be general over the long-term planning period and do not prescribe a land use on a particular parcel of land.